



PNC Mortgage
a Division of PNC Bank NA
3232 Newmark Drive
Miamisburg, Ohio 45342

December 1, 2009

**** We must review a final HUD-1 prior to closing ****

APPROVAL OF SHORT SALE CLOSING AGREEMENT

TO:

Attention:
Phone # :
Fax # :

PNC Mortgage Loan #:
SELLER'S NAME:

PROPERTY ADDRESS:

LEWISVILLE TX 75056

SALES PRICE:	\$348,100.00	
CLOSING COST:	\$21,933.48	
Seller's Concessions:	\$10,000.00	
COMMISSION:	\$17,405.00	
Payment to Second Mortgage:	\$10,000.00	Payable to Chase
Payment to HOA:	\$0.00	
CLOSING DATE:	December 31, 2009	OR BEFORE - OR THERE COULD BE ADDITIONAL CHARGES
PROMISSORY NOTE 1:	\$0.00	0.00
PROMISSORY NOTE 2:	\$0.00	
Cash from Seller	\$7,000.00	
NET PROCEEDS:	\$295,761.54	(No Less Than)

NO MONEY IS TO BE GIVEN TO THE SELLERS AND THEY MAY NEED TO BRING FUNDS TO THE CLOSING

We require a fully executed copy of the signed HUD-1 Settlement Statement.

PNC Mortgage will not be responsible for the payment of any real estate taxes including, without limitation, the real estate taxes being paid twice. PNC Mortgage paid the last installment of taxes on _____ in the amount of _____

Any refunds related to this account or escrow balance remaining are payable to PNC Mortgage, a Division of PNC Bank NA and will not be refunded to the seller.

VARIANCE IN THESE TERMS REQUIRE PNC'S

APPROVAL. We require the proceeds check by _____ January 3, 2010 .

Please forward the proceeds and other documents to:

PNC MORTGAGE
A DIVISION OF PNC BANK NA
Amy Vanderpool Loss Mit. Bldg 5
Loss Mitigation QC/Closing Team
3232 Newmark Drive
Miamisburg, Ohio 45342

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Terms of the Short Sale
PNC Loan #

We will prepare and record the Satisfaction of Mortgage/Deed of Trust. We will also report the Credit Bureau "legally satisfied for less than full debt".

SPECIAL DISCLOSURES:

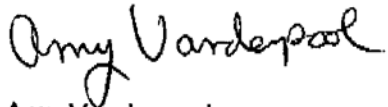
PNC Mortgage, a Division of PNC Bank NA does not provide legal or tax advice. You are encouraged to seek advice from competent experts regarding the legal and tax consequences associated with any program we may offer.

If you agree with the terms please sign below:

_____ Date

Forwarding Address

Sincerely,



Amy Vanderpool
Loss Mitigation Dept.
PNC Mortgage
a Division of PNC Bank Na
Phone # 800-367-9305
Fax # 937-910-4009